



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF NATURAL RESOURCES
LANSING



KEITH CREAGH
DIRECTOR

July 14, 2014

TO: Keith Creagh, Director

INFORMATION: Natural Resources Commission

Transaction: Wildlife Land Acquisition
Saranac-Lowell State Game Area – Ionia County
O'Donnell Tract
Land Transaction Case #20130151

Purchase: 177 acres, more or less. \$600,000.00

PA 240 of 2012: PILT Estimate: \$6,200.00
This parcel is south of the Mason-Arenac County line and will result in an increase of 177 counted acres. There are no excluded acres as a part of this transaction.

Description: Ionia County, Keene Township, T7N, R8W, the SE ¼ of the SW ¼ of Section 19; the NW ¼ of the NE ¼, NE ¼ of the NW ¼, W ¾ of the S ½ of the NW ¼ of Section 30.

Seller(s): Ingera O'Donnell, Grand Rapids, MI.

Authority: Act 451, Public Acts of 1994, as amended

Notice: This item will appear on the Department of Natural Resources (Department) August 5, 2014, calendar, and is eligible for approval on August 12, 2014.

Purpose: This tract further consolidates the Saranac-Lowell State Game Area and provides valuable habitat for a variety of species and additional recreational opportunities within 15 miles of Grand Rapids.

Comments: This rural southern Michigan 177-acre parcel is within the boundaries of the Saranac-Lowell State Game Area. The property contains the following characteristics:

- Adjacent to State-owned land – the parcel abuts a large block of existing State-owned lands.
- Access – the property has 3,300 feet of frontage on a county maintained road.
- Topography and cover – the property is generally rolling with a variety of cover types including a second growth oak forest, mature pines, and tillable lands.
- Improvements – house, barn, and small out buildings.
- Wildlife - this parcel provides quality wildlife habitat for a variety of wildlife species including deer, pheasants, and wild turkey.

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- Contamination – the Whites Bridge Road Contamination Area is located near the northeast corner of the property. The underground trichloroethylene contamination associated with this site limits the use of the nearby area for drinking water. This contamination does not limit the Department's intended uses of the project and was considered as a part of the appraisal process.
- Occupants – the house is currently being occupied by a family that is leasing it on a month-to-month lease. The Department will follow all applicable statutes regarding relocation benefits to the renters. Based on communications with the Attorney General's Office, the anticipated relocation benefits range between \$3,500 and \$5,250.

As a result, this property will provide quality opportunities for dispersed public recreation in southern Michigan and will support Michigan's \$1.3 billion hunting industry by increasing the amount of hunting land available and improving access to existing hunting lands.

The sellers will convey mineral rights relative to this tract, if owned.

Acquisition of this parcel will contribute to the Department's goals of consolidating State ownership, securing wildlife habitat, and increasing public recreation opportunities.

Engagement: The Department has engaged Keene Township and Ionia County in discussions regarding this acquisition. Both expressed opinions that having the land in State ownership would be a good use of the land. The County discussed an additional concern with Department staff regarding possible reductions in the tax base.

Recommendation: That the acquisition be approved, with payment to be made from the Michigan Natural Resources Trust Fund, Urban Areas Upland Habitat project.

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Russ Mason, Ph.D., Chief
Wildlife Division



William O'Neill, Chief
Forest Resources Division



James L. Dexter, Chief
Fisheries Division



Ronald A. Olson, Chief
Parks and Recreation Division



William E. Moritz, Ph.D.
Natural Resources Deputy



Mark H. Hoffman
Chief Administrative Officer

I approve the staff recommendations

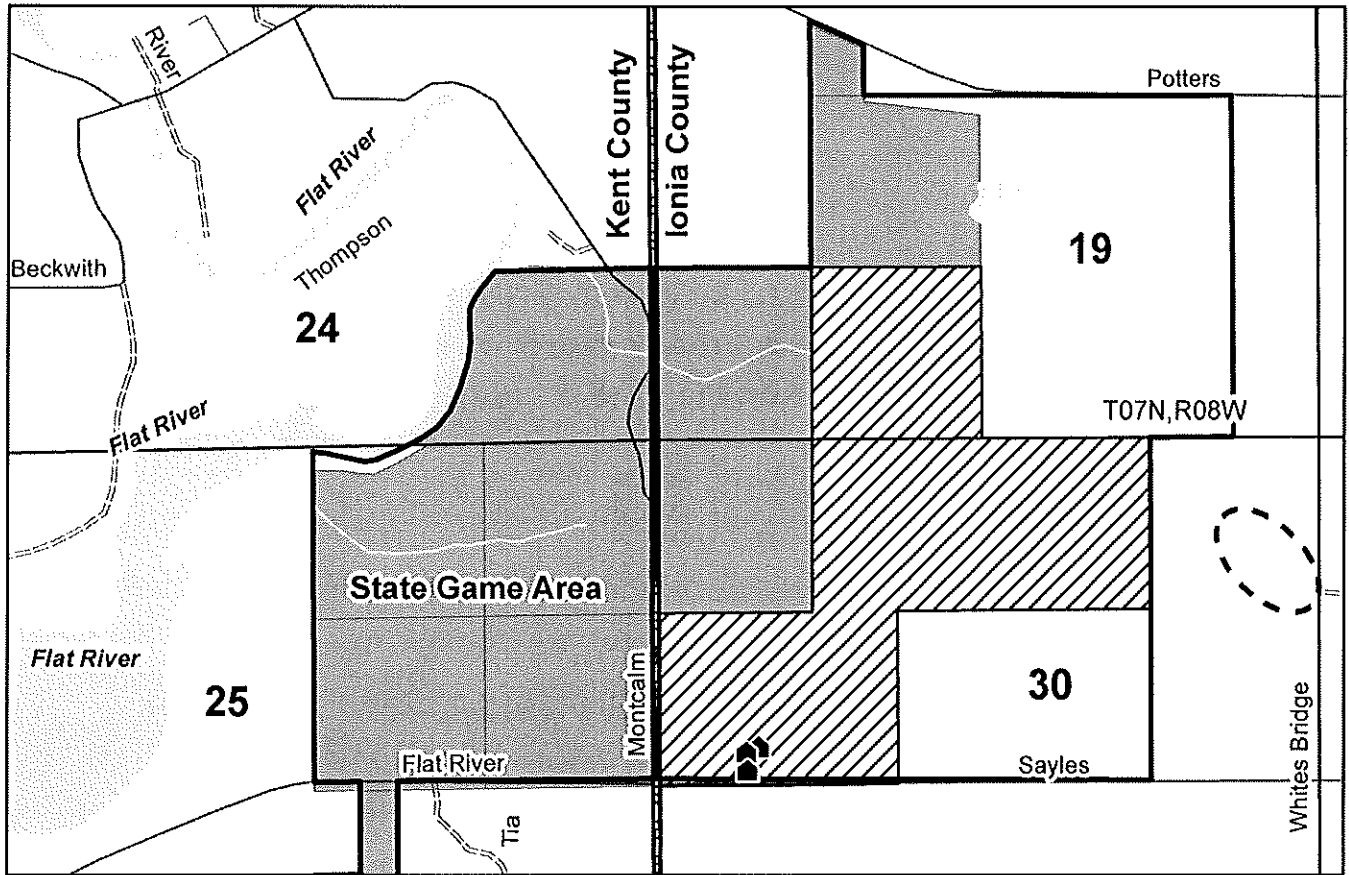
Keith Creagh
Director

Date Approved

WILDLIFE LAND ACQUISITION

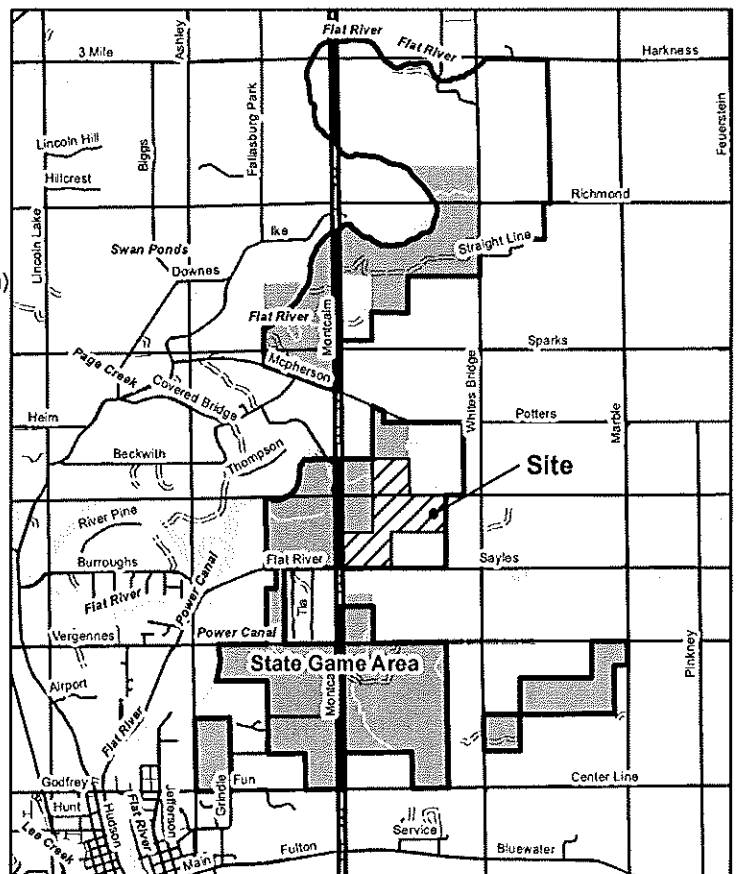
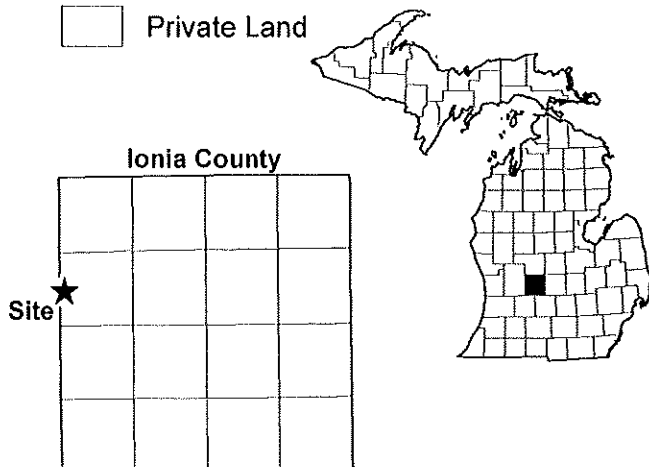
Saranac-Lowell State Game Area -- Ionia County

The O'Donnell Tract -- Land Transaction Case #20130151



Sections 19 & 30, T7N, R8W Keene Township

- State Game Area Boundary
- Land Offered to DNR
(174.88 acres -- \$600,000)
- Buildings
- Underground Contamination
(DEQ Site ID #34000017 -- White Bridge Road Area)
- State Land
- Private Land



Regional Location



DNR -- Finance & Operations Division
Real Estate Services Section
06/27/2014

